047.B	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	549,700	/	549,700
USE VALUE:	549,700	/	549,700
ASSESSED:	549,700	/	549,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		NEWTON RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MORRIS PRISCILLA P
Owner 2:	
Owner 3:	
Street 1:	15 NEWTON ROAD UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONNER CHRISTINE A -
Owner 2:	-
Street 1:	15 NEWTON ROAD #1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1090 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	549,700			549,700
Total Card	0.000	549,700			549,700
Total Parcel	0.000	549,700			549,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.31 | /Parcel: 504.31

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 154264

GIS Ref

GIS Ref

Insp Date 07/12/18

!4044!

PREVIOUS ASSESSMENT

Parcel ID 047.B-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	549,700	0	.		549,700		Year end	12/23/2021
2021	102	FV	533,800	0	.		533,800		Year End Roll	12/10/2020
2020	102	FV	525,800	0	.		525,800	525,800	Year End Roll	12/18/2019
2019	102	FV	538,600	0	.		538,600	538,600	Year End Roll	1/3/2019
2018	102	FV	476,100	0	.		476,100	476,100	Year End Roll	12/20/2017
2017	102	FV	433,800	0	.		433,800	433,800	Year End Roll	1/3/2017
2016	102	FV	354,900	0	.		354,900	354,900	Year End	1/4/2016
2015	102	FV	327,900	0	.		327,900	327,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:57:49

LAST REV

Date	Time
07/12/18	17:35:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4044

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONNER CHRISTIN	65681-511		7/6/2015		481,000	No	No		
COHEN JAIME & L	22056-426		5/22/1992		122,000	No	No		Y

USER DEFINED

Prior Id # 1:	154264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2017	516	Add Att	47,000					Finish attic add 3
4/18/2008	368	Re-Roof	8,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
12/5/2017	Permit Visit	DGM	D Mann
12/5/2017	Left Notice	DGM	D Mann
12/5/2017	Measured	DGM	D Mann
3/2/2016	Sales Review	PT	Paul T
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7050																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	92 - 7050

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	411.709
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616208
Depreciation:	66550
Depreciated Total:	549657

COMMENTS

BK: 19561 PG: 377 643-2803,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	0
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	498.17
Special Features:	0	Val/Su Net:	504.31
Final Total:	549700	Val/Su SzAd	504.31

SKETCH

Undisplayed Areas:
GLA: 1090

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,090	411.710	448,763

Net Sketched Area:	1,090	Total:	448,763
Size Ad	1090	Gross Area	1090	FinArea	1090
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

047.B-0001-0001.0